

TOWN OF EASTON, MARYLAND

Easton Affordable Housing Renovation Program For Owner Occupied Homes

**Easton Town Hall
14 South Harrison Street
Easton, Maryland 21601
410-822-2525
www.EastonMD.gov**

A GRANT / LOW INTEREST LOAN PROGRAM TO IMPROVE YOUR HOME:

An opportunity for residents who own and occupy homes as their primary residence and pay property taxes in the town of Easton, MD to apply for a grant or low interest loan through the Town of Easton Affordable Housing Fund for approved renovations to improve the Energy Efficiency, Safety and Livability of their home. *An exception shall be considered for a neighborhood within the town limits of Easton where a homeowner pays ground rent for the property their home is located on. (i.e., Sun Communities - Hyde Park) and the property owner pays property taxes to the Town of Easton.

APPLICATION:

For the Affordable Housing Board to determine if you are eligible to participate in the Renovation Program, you must complete an application and provide information about your family, income and financial status and the scope of the renovation.

ELIGIBILITY:

Owner Occupied Residential Property:

- Persons who have owned and occupied their home as a primary residence for a minimum of (1) one year are eligible to participate in the program.
- Eligible properties shall have a current year Tax Assessment not exceeding \$275,000.00.

INCOME LIMITS:

Your Total Household Income must not exceed the current maximum income limits shown in the table on page #2. Total Household Income may include the annual income of all parties listed as owners on the Property Deed or Title, plus all occupants of the property (18) eighteen years of age and over. Parties list resident owners on the Property Deed or Title that do not reside in the property and do not provide financial support for the primary resident, will be required to sign an Affidavit indicating the same and show proof of residency. All parties listed as co-owners on the property Deed or Title will be required to sign all documents relating to any grant or loan. There is an asset cap of \$20,000.00; the asset cap may include but not be limited to; cash, checking and saving accounts, stocks and bonds, other bank accounts, CD's, cash value life insurance policies

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and other real estate; also included would be Retirement Accounts, IRAs, and 401K's with a value more than \$100,000.00.

The Town of Easton **2023 median income is \$98,955** based upon the 2023 Talbot County median income estimate from HUD. Three income categories have been established and include:

Very Low Income: 50% of the Easton median income

Low Income: 50% to 80% of the Easton median income

Moderate Income: 80% to 100% of the Easton median income

The table that follows depicts the maximum income based upon the category, the number of people in your family and is determined using HUD formulas:

Family Size	1	2	3	4	5	6	7	8
Very Low Income	\$ 33,190	\$ 37,931	\$ 42,673	\$ 47,414	\$ 51,207	\$ 55,001	\$ 58,794	\$ 62,587
Low Income	\$ 53,091	\$ 60,675	\$ 68,260	\$ 75,844	\$ 81,912	\$ 87,979	\$ 94,047	\$ 100,114
Moderate Income	\$ 69,269	\$ 79,164	\$ 89,060	\$ 98,955	\$ 106,871	\$ 114,788	\$ 122,704	\$ 130,621

THE GRANT / LOAN PROGRAM:

The Grant Program is available for Very Low-Income applicants; please refer to above table for maximum income limits. **If the property is sold within (5) Five years from the date renovations are completed, the Grant funds received shall be repaid from the Grantee to the Easton Affordable Housing Fund at or before the real estate property transfer.**

Deferred No Interest Loan Program is available for Low Income applicants; please refer to above table for maximum income limits. Deferred loans will be recorded. The loan may be paid in full prior to the loan term. The loan would be due and repaid when the home is no longer owner occupied is refinanced or is sold, payable to the Easton Affordable Housing Fund at or before the real estate property transfer.

The Low Interest Loan Program is available for Moderate Income applicants; please refer to above table for maximum income limits. Loans would be offered at a moderate interest rate and a maximum (10) year term, both to be determined at the time the application is approved. The loan will be recorded with predetermined monthly installments. The loan may be paid in full prior to the loan term. The balance of the loan will be due and repaid when the home is no longer owner occupied is refinanced or is sold. **Current Interest Rate – 5.0%**

The Grant / Loan program would be available for up to \$12,500 per 12-month period originating from the application approval date for a given project with a maximum of \$25,000 per applicant or property address. Should the scope and cost of the required renovations exceed the established loan limits set by the Easton Affordable Housing

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Board; the Board will recommend and assist the applicant through other programs including but not limited to the Department of Housing and Community Development (DHCD) special loans program.

Applicant Signature _____	Date _____
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Applicants must be current on all outstanding mortgages and must present a letter or current monthly statement from all mortgage companies certifying the applicant is in good standing at time of application. **Reverse Mortgages** shall only be considered for approval if the outstanding principle does Not exceed 80% the current Tax Assessment of the property.

Public Records will be checked for any bankruptcies, outstanding judgments or liens against the applicant or the property.

THE RENOVATION PROJECT:

Program details and applications will be available during regular hours at the Town of Easton office, 14 S Harrison Street, Monday through Friday 8:30am – 4:00pm.

Applicants may choose from a list of approved contractors or submit a contractor of their choice for approval by the Affordable Housing Board. All approved contractors must be licensed by the State of Maryland.

Approved renovation projects must follow a designated timeline for completion set and agreed to by the Affordable Housing Board and the selected contractor.

Approved renovation projects must follow code and permit regulations as established by the Town of Easton. Contractors will be responsible for obtaining and for the cost of all necessary permits.

Payment for completed projects will be paid directly from the Affordable Housing Fund by the administrator of the fund and paid directly to the contractor after all invoices are approved by the applicant and all inspections are completed. Inspections will be conducted by the Town of Easton Permits and Inspections Department for code compliance.

RENOVATION PROJECTS:

May include but not be limited to.

Energy Efficiency.

- Replacement windows and doors
- Increased insulation
- Replacement of failing or failed HVAC systems
- Replacement of defective or damaged roofs
- New siding
- Weatherization projects

SAFETY:

- Replace defective or damaged front and/or rear steps
- Addition of disability ramp
- Addition or replacement of locks
- Replacement of damaged floors
- Mold remediation
- Lead paint issues

LIVABILITY:

- Update electrical systems
- Update plumbing systems
- Building Code Violations
- Code Enforcement
- Accessibility Accommodations